

## PLANNING DIRECTORS HEARING

January 10, 2018

Action Minutes

### WELCOME

#### 1. CALL TO ORDER

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Meeting called to order at 9:00 a.m.

#### 2. DEFERRALS AND REMOVALS FROM CALENDAR

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No Items

#### 3. CONSENT CALENDAR

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- a. **H17-015.** Site Development Permit to allow the demolition of two commercial structures totaling approximately 3,949 square feet, removal of eight ordinance-size trees, and removal of thirteen non-ordinance-size trees, and the construction of a 15,882-square foot commercial office building with a 20-percent parking reduction based on the site's location within a Neighborhood Business District, on a 0.56-gross acre site, in the CO Commercial Office Zoning District, located at 1139 and 1143 Minnesota Avenue (Haddad Family Trust, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15332 for In-Fill Development Projects.

**PROJECT MANAGER, JENNIFER PIOZET**

#### **PULLED FROM CONSENT AND HEARD UNDER PUBLIC HEARING**

**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. **Approve a** Site Development Permit as described above

**ACTION: APPROVED**

- b. **SP17-018.** Special Use Permit to allow the demolition of an existing detached garage, approximately 361 square feet in area, and to construct a new detached garage, approximately 396 square feet in area, for a legal nonconforming single-family residence, on a 0.11-gross acre site, in the CO Commercial Office Zoning District, located at the terminus of Iris Court, approximately 350 feet northerly of Brace Avenue (1349 Iris Court) (Clayton R. and Sandra L Woosley, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

**PROJECT MANAGER, TRACY TAM**

Access the video, agenda, and related reports for this meeting by visiting the City's website at:

<http://sanjoseca.gov/index.aspx?NID=1763>

**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Approve a](#) Special Use Permit as described above

**ACTION: APPROVED**

- c. [SPA12-016-01](#). Special Use Permit Amendment to amend a previously approved Special Use Permit (File No. SP12-016) to allow the on-sale of alcohol and food service in the waiting and queuing area of an existing public eating/drinking establishment (Goosetown Lounge) on a 0.68-gross acre site, in the CP Commercial Pedestrian and R-1-8 Single-Family Residence Zoning Districts, located on the east side of Lincoln Avenue, approximately 220 feet southerly of Broadway (1072 Lincoln Avenue) (Boumis Spilios And Vicki Trustee & ET AL, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301(a) for Existing Facilities.

*PROJECT MANAGER, LEILA HAKIMIZADEH*

**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Approve a](#) Special Use Permit Amendment as described above

**ACTION: APPROVED**

- d. [TR17-639](#). Live Tree Removal Permit to remove one (1) Oak Tree, approximately 70 inches in circumference, located in the rear yard of a single-family residence on a 0.29-gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the east side of Bel Estos Drive, approximately 480 feet northerly of Carlton Avenue (15062 Bel Estos Drive) (Eric and Melissa Montoya, Owners). Council District 9. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, ROBERT DOSTALEK*

**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Approve a](#) Live Tree Removal Permit as described above

**ACTION: APPROVED**

- e. [TR17-684](#). Live Tree Removal Permit to remove one (1) Magnolia tree, approximately 105 inches in circumference, located in the front yard of a single-family residence on a 0.40-gross acre site in the R-1-8 Single Family Residence Zoning District, located on the west side of Booksin Avenue, approximately 120 feet northerly of Laurelwood Drive (Hughes Robert B. Trustee & Et Al, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, NIZAR SLIM*

**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Approve a](#) Live Tree Removal Permit as described above

**ACTION: APPROVED**

- f. [TR17-716](#). Live Tree Removal Permit to remove one (1) Cedar tree, approximately 103 inches in circumference, located in the **rear** yard of a single-family residence in the R-1-5 Single-Family Residence Zoning District on an approximately 0.19-gross acre site, located on the east side of Partridge Drive, approximately 400 feet southerly of Evergreen Way (4072 Partridge Drive) (Gause Kimble A And Deirdre A Trustee, Owner). Council District 8. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, CASSANDRA VAN DER ZWEEP*

**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Approve a](#) Live Tree Removal Permit as described above

**ACTION: APPROVED**

#### **4. PUBLIC HEARING**

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Generally, the Public Hearing items are considered by the Planning Commission in the order in which they appear on the agenda. However, please be advised that the Commission may take items out of order to facilitate the agenda, such as to accommodate significant public testimony, or may defer discussion of items to later agendas for public hearing time management purposes.

- a. [TR17-622](#). Live Tree Removal Permit to remove two (2) Pepper trees, approximately 75 and 94 inches in circumference, one (1) Tree of Heaven, approximately 57 inches in circumference, one (1) Walnut tree, approximately 63 inches in circumference, and 11 non-ordinance size trees, located on the fence line of property occupied by the San Jose Water Co. Pump Station, on a 3.6-gross acre site in the R-1-8 Single-Family Residential Zoning District, located on the northeast corner of South 12<sup>th</sup> and Martha Streets (San Jose Water Works, Owner). Council District: 3. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, JENNIFER PIOZET*

**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Deny a](#) Live Tree Removal Permit as described above

**ACTION: STAFF RECOMMENDATION APPROVED**

#### **5. ADJOURNMENT**

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Meeting adjourned at 9:41 a.m.